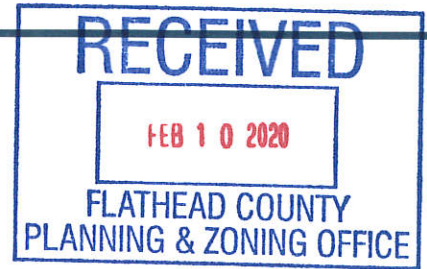




APPLICATION FOR ZONING MAP AMENDMENT

Rockin' Roy's Rentals, LLC
348 Mountain View Drive, Kalispell, MT 59901



THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?

This proposed amendment is within the goals and policies of the **City of Kalispell Growth Policy Plan-It 2035** stating the goal of:

"Provide an adequate supply and mix of housing that meets the needs of present and future residents in terms of cost, type, design and location."

The policies of implementing this goal are:

"All residents should have the opportunity to live in neighborhoods that provide safe housing."

"City regulations should maintain incentives to provide for varied affordable housing types."

"Encourage the development of urban residential neighborhoods as the primary residential land use pattern in the Growth Policy area. These developments should incorporate design features that are either consistent with or anticipate the changing character of the area."

"Medium-density residential (urban) neighborhoods should be developed at densities between four and twelve dwelling units per acre on an overall site basis. An integrated development plan within an urban neighborhood could include:

- a. Single-family homes on lots down to 2,500 square feet,*
- b. Zero lot line and patio homes, when accompanied by ample open spaces and common areas,*
- c. Duplexes and triplexes,*
- d. Townhomes; and*
- e. Limited mixed uses.*

The recommendations for implementing this are:

"Develop and implement an affordable housing strategy to effectively provide for the needs of low and moderate-income residents."

"Periodically review the zoning text and map to remain current with changing technologies and policies."

"Identify older neighborhoods and areas of deteriorated or blighted housing stock and develop programs to assist in their stabilization and repair."

Although zoned as R-2 zoning of this area, numerous updates to both R-5 and RA-1 zoning occur within an 0.7-mile radius. Since continuous population growth is the trend, allowing more density through a zoning amendment could satisfy the demand in this Evergreen neighborhood for more available, accessible, and affordable housing.

We are pursuing a zoning change to allow for more density at this location which can be described as having the desirable functionality of *"convenient circulation, safe pedestrian access...within a walkable, bikeable neighborhood...within a utility service area."*

During a December 18, 2019 Pre-Application meeting, adding more residential density through a zoning change was discussed with Planning Staff.

2. Is the proposed amendment designed to:

a. Secure safety from fire and other dangers?

The subject property is not located within the Wildlife Urban Interface; it is located within a 0.37-mile drive to U.S. Highway 2, a major thoroughfare for availability of public services. The Owner is proposing increased residential density at this location convenient to Evergreen Fire & Rescue is located only 0.6 miles away for structural protection and emergency services.

b. Promote public health, public safety and the general welfare?

In developing these new duplex/multi-family units, existing structures will be removed. There will be a more efficient layout on this 1.0-acre lot, to include shared common space within this layout, and off-street parking with a single approach/access from Mountain View Drive. Public utility service is currently provided and will continue to be available from Evergreen Water & Sewer District at this location. Overall, the owner proposes adding more dwelling (rental) units within the affordable category in a location with access to transportation networks, but on a safe, lesser traveled street.

c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

This proposed zoning map amendment would allow for an increase in the number of dwelling units on a lot where two residences currently exist. The most critical demand, as indicated in an initial planning meeting is the availability of public utilities. Discussions with the District have indicated a willingness to provide water and sewerage to additional dwellings at this location, which is within their District. Evergreen Lions Park is located 0.8-mile from the project site, and the owner intends to preserve open space within the property boundaries for recreation use. The access to transportation routes from this project location is well situated, with immediate access from Mountain View Drive to Spring Creek Drive, which connects to a major route, U.S. Highway 2 and other alternate routes, Helena Flats Road and Evergreen Drive. The project site is within proximity to both East Evergreen Elementary School (1.2 miles) and Evergreen Junior High School (1.0 miles).

3. Does the proposed amendment consider:

a. The reasonable provision of adequate light and air?

FEB 10 2020

03447310

The proposed land use that is included in this permitted zoning map amendment is for Duplex dwelling units creating a smaller building mass for multifamily use allowing space, light and air between structures. The owner has planned an efficient layout for a minimum of parking and driveway surface between these separate duplex residences, with landscaped open space common to the individual dwelling units.

b. The effect on motorized and non-motorized transportation systems?

The approach to the property from Mountain View Drive will remain as existing, with an increase in number of daily trips, from the current 20 ADT to 60 ADT. There are connections to three major routes (as listed above) so that the impact on transportation systems is minimized. Bike paths or sidewalks do not exist at this location, but these residential streets provide a safe route to East Elementary School and Evergreen Lions Park.

c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?

In the Evergreen Neighborhood of Kalispell, and with regard to the surrounding communities within Flathead County, this proposed zoning map amendment is compatible with other neighborhoods that have and are planning for higher density zoning, allowing for more affordable housing within their central areas.

d. The character of the district and its peculiar suitability for particular uses?

This Evergreen Neighborhood is uniquely suitable and has typically provided more affordable housing options for the Kalispell community, with proximity to employment, schools and services. This specific property, like others nearby, are seeing new investment and development with significant upgrades along with an increase in density, so the proposed zoning amendment to create more accessible duplex/multifamily dwellings is a good fit within the Kalispell community.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?

As stated above, the proposal is for removing older, less-functioning structures and replacing with more attractive, code compliant dwelling structures with a more efficient layout on the property.

4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The proposed RA-1 zoning, as indicated in the enclosed zoning map, has been twice utilized within this specific surrounding neighborhood (where residential and business combine) for this same purpose of increasing density to keep housing more affordable, especially in these neighborhoods close to work, schools, shopping and services. RA-1 zoning occurs frequently in smaller neighborhoods around the edge of Kalispell city limits, (and within the Kalispell residential areas). Keeping density within these municipalities and their established neighborhoods, and close to transportation networks and services is a goal within the Flathead County Growth Policy, which is compatible with the zoning ordinances of nearby municipalities.

SCANNED

FEB 10 2020